139.0	0001	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,123,000 / 1,123,000
					USE VALUE:	1,123,000 / 1,123,000
					ASSESSED:	1,123,000 / 1,123,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		WOODLAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STANGE ERIC K/TR &
Owner 2:	COSTA BARBARA M/tr
Owner 3:	COSTANGE REALTY TRUST
Street 1:	26 WOODLAND STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	STANGE ERIC K/ETAL -
Owner 2:	COSTA BARBARA M -
Street 1:	26 WOODLAND STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,592 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1913, having primarily Wood Shingle Exterior and 2831 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6592.000	563,500	3,500	556,000	1,123,000
Total Card	0.151	563,500	3,500	556,000	1,123,000
Total Parcel	0.151	563,500	3,500	556,000	1,123,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 396.68 | /Parcel: 396.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 89040
GIS Ref:
GIS Ref:
Insp Date: 11/19/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 139.0-0001-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	563,500	3500	6,592.	556,000	1,123,000	1,123,000	Year End Roll	12/18/2019
2019	101	FV	413,200	3500	6,592.	586,900	1,003,600	1,003,600	Year End Roll	1/3/2019
2018	101	FV	413,200	3500	6,592.	432,400	849,100	849,100	Year End Roll	12/20/2017
2017	101	FV	413,200	3500	6,592.	413,900	830,600	830,600	Year End Roll	1/3/2017
2016	101	FV	413,200	3500	6,592.	383,000	799,700	799,700	Year End	1/4/2016
2015	101	FV	390,500	3500	6,592.	321,200	715,200	715,200	Year End Roll	12/11/2014
2014	101	FV	390,500	3500	6,592.	313,800	707,800	707,800	Year End Roll	12/16/2013
2013	101	FV	390,500	3500	6,592.	299,000	693,000	693,000		12/13/2012

!10726!

PRINT

Date	Time
12/11/20	01:00:18

LAST REV

Date	Time
09/06/16	08:08:47

ekelly

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10726

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STANGE ERIC K/E	64800-338		1/5/2015	Convenience	99	No	No		
WOOD BARBARA	24941-512		10/21/1994		330,000	No	No		Y

USER DEFINED

Prior Id # 1:	89040
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/17/2015	1354	Re-Roof	12,080		9/17/2015			Strip and re-roof.
3/28/2006	208	Redo Bat	16,000	C		G8	GR FY08	RENO F & 1/2 BTHs
4/29/1999	247	Manual	5,000	C				REPLACE PORCH
10/17/1994	550		63,940	C				19X11 ADD +BATH

ACTIVITY INFORMATION

Date	Result	By	Name
11/4/2015	Permit Insp	PC	PHIL C
11/19/2008	Meas/Inspect	355	PATRIOT
6/13/2006	Permit Visit	BR	B Rossignol
4/5/2000	Inspected	264	PATRIOT
11/10/1999	Measured	264	PATRIOT
10/19/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6592		Sq. Ft.	Site		0	90.	0.94	10									555,986						556,000	

Total AC/HA: 0.15133 | Total SF/SM: 6592 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 555,986 | Spl Credit | Total: 556,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.11123431
Const Adj.:	0.99989998
Adj $ / SQ:	144.446
Other Features:	110800
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	631697
Depreciation:	68223
Depreciated Total:	563473

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

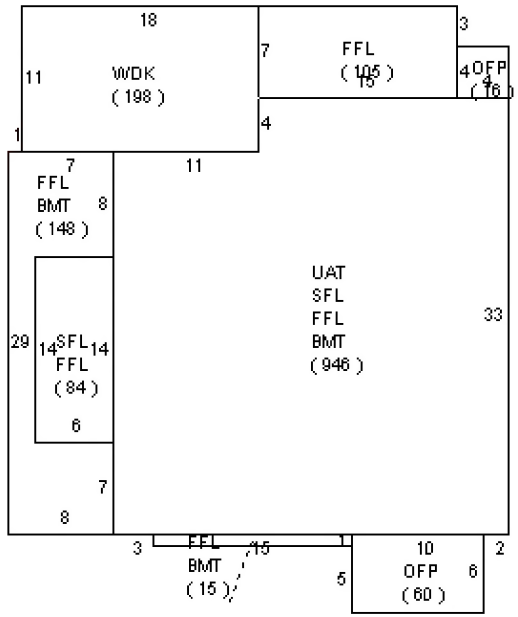
No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	174.78
Special Features:	0	Val/Su Net:	144.64
Final Total:	563500	Val/Su SzAd	247.53

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,298	144.450	187,491
BMT	Basement	1,109	57.420	63,676
SFL	Second Floor	979	144.450	141,340
UAT	Upper Attic	237	57.780	13,665
WDK	Deck	198	11.050	2,188
OFP	Open Porch	76	38.210	2,904

	Net Sketched Area:	3,896		Total:	411,264
Size Ad	2276.5000	Gross Are	4657	FinArea	2831

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

139.0-0001-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	16X22	F	FR	1955	19.89	T	50	101			3,500			3,500

More:	N	Total Yard Items:	3,500	Total Special Featues:		Total:	3,500